

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



October 2014

With the election cycle behind us and 2015 well within sight, it's a good time to start assessing how the market is shaping up. Inventory levels are finally rising in many areas and demand is still strong in most segments. For the 12-month period spanning November 2013 through October 2014, Pending Sales in the Western Upstate region were up 5.2 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 9.8 percent.

The overall Median Sales Price were up 3.7 percent to \$137,500. The property type with the largest price gain was the Condos segment, where prices increased 20.7 percent to \$105,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 94 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 142 days.

Market-wide, inventory levels were up 6.0 percent. The property type that gained the most inventory was the 4 Bedrooms or More segment, where it increased 8.2 percent. That amounts to 11.8 months supply for Single-Family homes and 10.2 months supply for Condos.

Quick Facts

+ 9.8%

+ 18.6%

+ 3.8%

Price Range With the Strongest Sales:

\$200,001 to \$300,000

Bedroom Count With Strongest Sales:

2 Bedrooms or Less

Property Type With Strongest Sales:

Single-Family

Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

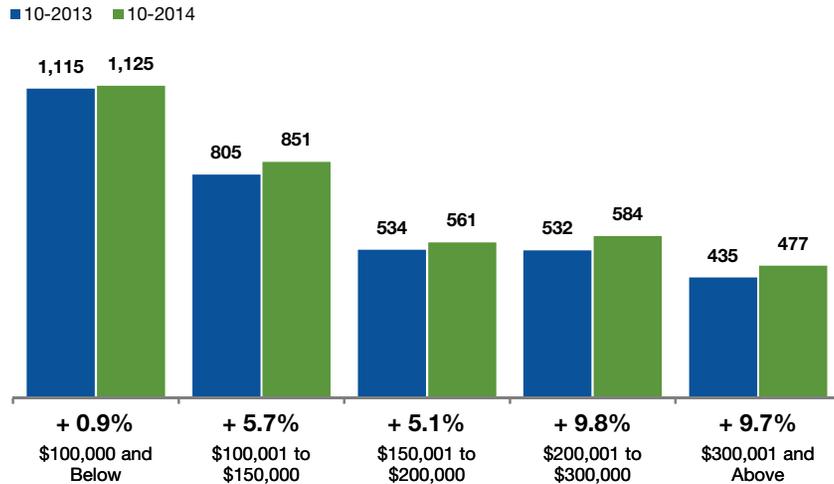


Pending Sales

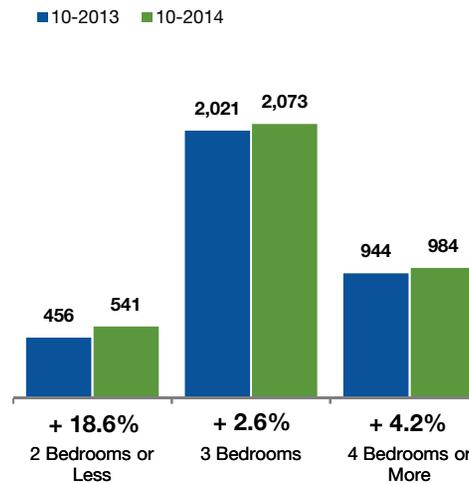
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



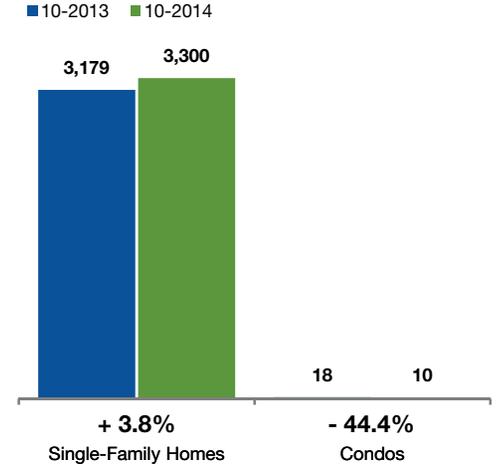
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2013	10-2014	Change
\$100,000 and Below	1,115	1,125	+ 0.9%
\$100,001 to \$150,000	805	851	+ 5.7%
\$150,001 to \$200,000	534	561	+ 5.1%
\$200,001 to \$300,000	532	584	+ 9.8%
\$300,001 and Above	435	477	+ 9.7%
All Price Ranges	3,421	3,598	+ 5.2%

Single-Family Homes

10-2013	10-2014	Change	10-2013	10-2014	Change
996	984	- 1.2%	6	7	+ 16.7%
748	778	+ 4.0%	5	1	- 80.0%
507	521	+ 2.8%	4	1	- 75.0%
503	552	+ 9.7%	2	1	- 50.0%
425	465	+ 9.4%	1	0	- 100.0%
3,179	3,300	+ 3.8%	18	10	- 44.4%

Condos

By Bedroom Count	10-2013	10-2014	Change
2 Bedrooms or Less	456	541	+ 18.6%
3 Bedrooms	2,021	2,073	+ 2.6%
4 Bedrooms or More	944	984	+ 4.2%
All Bedroom Counts	3,421	3,598	+ 5.2%

10-2013	10-2014	Change	9-2013	9-2014	Change
338	388	+ 14.8%	6	6	0.0%
1,941	1,983	+ 2.2%	7	2	- 71.4%
900	929	+ 3.2%	5	2	- 60.0%
3,179	3,300	+ 3.8%	18	10	- 44.4%

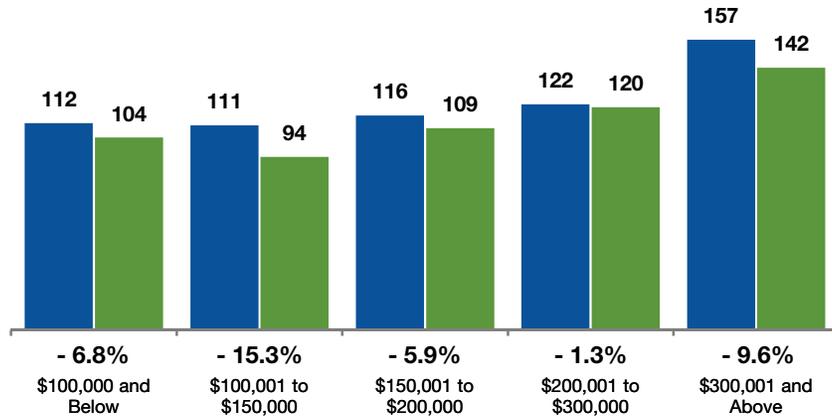
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



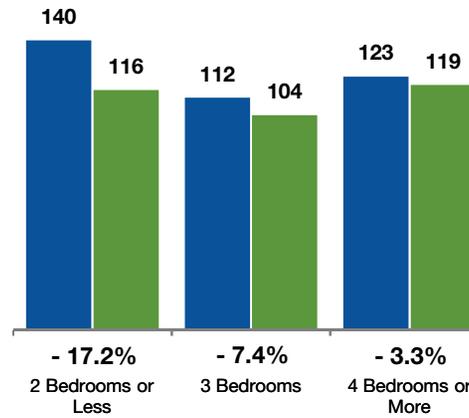
By Price Range

■ 10-2013 ■ 10-2014



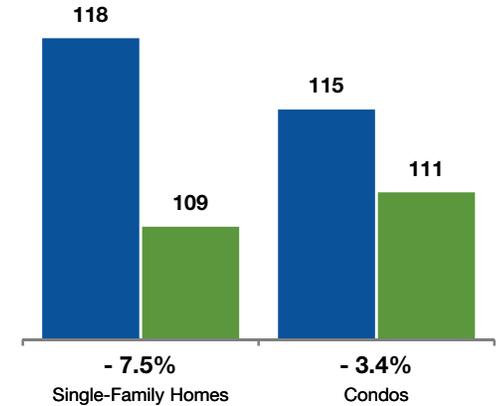
By Bedroom Count

■ 10-2013 ■ 10-2014



By Property Type

■ 10-2013 ■ 10-2014



All Properties

By Price Range

	10-2013	10-2014	Change
\$100,000 and Below	112	104	-6.8%
\$100,001 to \$150,000	111	94	-15.3%
\$150,001 to \$200,000	116	109	-5.9%
\$200,001 to \$300,000	122	120	-1.3%
\$300,001 and Above	157	142	-9.6%
All Price Ranges	119	110	-7.7%

Single-Family Homes

	10-2013	10-2014	Change
10-2013	111	104	-6.1%
10-2014	109	93	-13.9%
11-2013	115	108	-6.5%
12-2013	121	117	-3.4%
1-2014	155	141	-9.4%
All Price Ranges	118	109	-7.5%

Condos

	10-2013	10-2014	Change
10-2013	68	58	-14.5%
11-2013	135	140	+3.9%
12-2013	124	101	-19.1%
1-2014	0	568	--
2-2014	408	0	-100.0%
All Price Ranges	115	111	-3.4%

By Bedroom Count

	10-2013	10-2014	Change
2 Bedrooms or Less	140	116	-17.2%
3 Bedrooms	112	104	-7.4%
4 Bedrooms or More	123	119	-3.3%
All Bedroom Counts	119	110	-7.7%

	10-2013	10-2014	Change	9-2013	9-2014	Change
10-2013	142	113	-20.5%	97	162	+67.1%
11-2013	111	103	-6.5%	166	60	-63.9%
12-2013	125	121	-3.8%	106	21	-80.2%
All Bedroom Counts	118	109	-7.5%	115	111	-3.4%

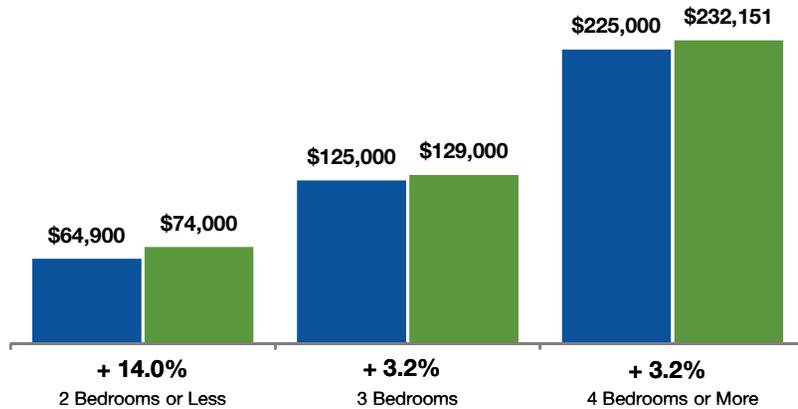
Median Sales Price

Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



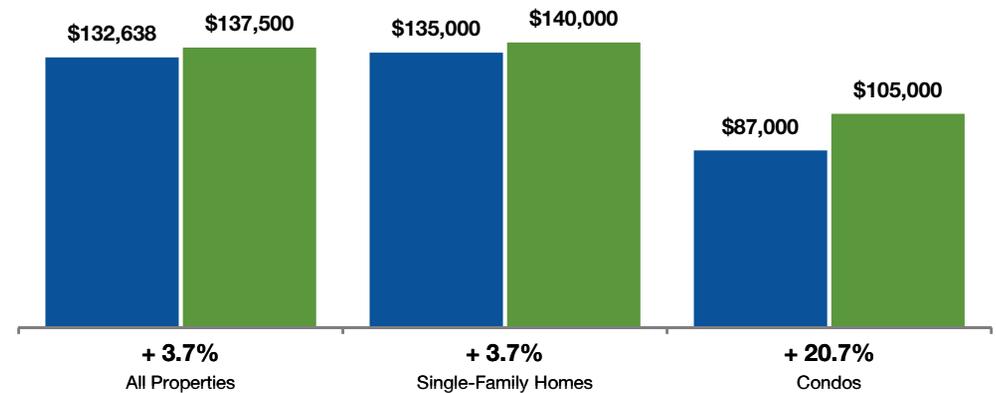
By Bedroom Count

■ 10-2013 ■ 10-2014



By Property Type

■ 10-2013 ■ 10-2014



All Properties

By Bedroom Count

	10-2013	10-2014	Change
2 Bedrooms or Less	\$64,900	\$74,000	+ 14.0%
3 Bedrooms	\$125,000	\$129,000	+ 3.2%
4 Bedrooms or More	\$225,000	\$232,151	+ 3.2%
All Bedroom Counts	\$132,638	\$137,500	+ 3.7%

Single-Family Homes

	10-2013	10-2014	Change
	\$58,000	\$67,375	+ 16.2%
	\$125,000	\$129,900	+ 3.9%
	\$232,000	\$245,000	+ 5.6%
All Single-Family Homes	\$135,000	\$140,000	+ 3.7%

Condos

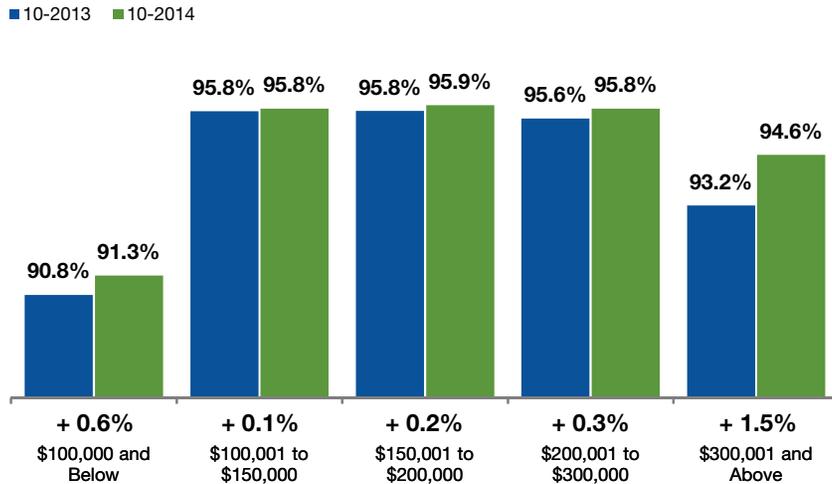
	10-2013	10-2014	Change
	\$70,000	\$83,500	+ 19.3%
	\$147,500	\$120,000	- 18.6%
	\$79,950	\$108,000	+ 35.1%
All Condos	\$87,000	\$105,000	+ 20.7%

Percent of List Price Received

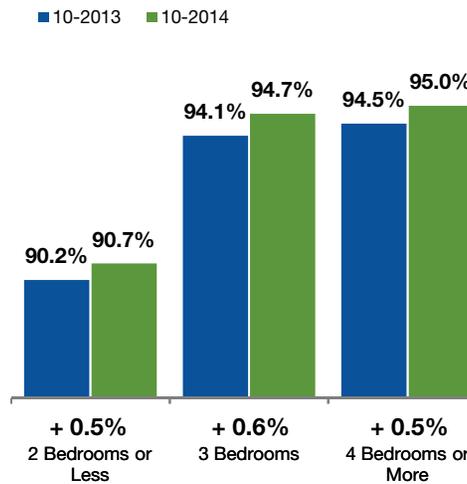
Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



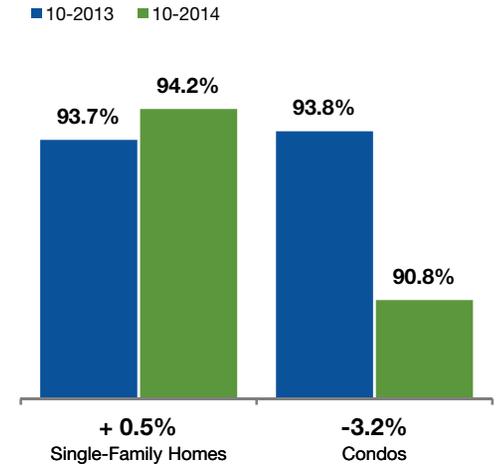
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2013	10-2014	Change
\$100,000 and Below	90.8%	91.3%	+ 0.6%
\$100,001 to \$150,000	95.8%	95.8%	+ 0.1%
\$150,001 to \$200,000	95.8%	95.9%	+ 0.2%
\$200,001 to \$300,000	95.6%	95.8%	+ 0.3%
\$300,001 and Above	93.2%	94.6%	+ 1.5%
All Price Ranges	93.7%	94.2%	+ 0.5%

Single-Family Homes

10-2013	10-2014	Change	10-2013	10-2014	Change
90.5%	91.0%	+ 0.6%	93.3%	88.4%	0.0%
95.8%	95.9%	+ 0.2%	91.9%	94.9%	0.0%
95.8%	96.0%	+ 0.3%	95.9%	91.4%	-10.0%
95.6%	95.9%	+ 0.3%	0.0%	94.8%	--
93.2%	94.6%	+ 1.6%	102.4%	0.0%	-100.0%
93.7%	94.2%	+ 0.5%	93.8%	90.8%	-3.2%

Condos

By Bedroom Count	10-2013	10-2014	Change
2 Bedrooms or Less	90.2%	90.7%	+ 0.5%
3 Bedrooms	94.1%	94.7%	+ 0.6%
4 Bedrooms or More	94.5%	95.0%	+ 0.5%
All Bedroom Counts	93.7%	94.2%	+ 0.5%

10-2013	10-2014	Change	9-2013	9-2014	Change
89.1%	89.6%	+ 0.5%	94.1%	89.9%	0.0%
94.1%	94.8%	+ 0.7%	98.2%	88.6%	-10.0%
94.4%	94.9%	+ 0.4%	89.8%	95.3%	11.1%
93.7%	94.2%	+ 0.6%	93.8%	90.8%	-3.2%

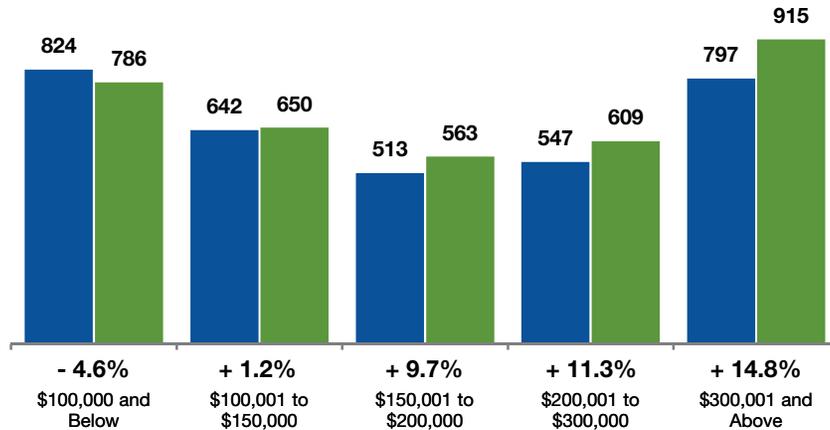
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



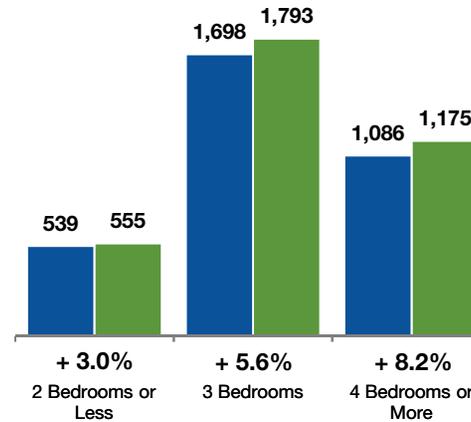
By Price Range

■ 10-2013 ■ 10-2014



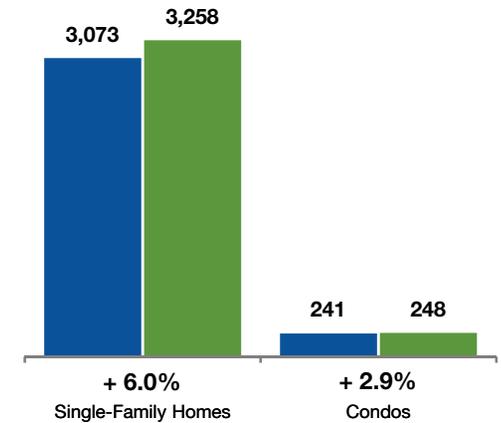
By Bedroom Count

■ 10-2013 ■ 10-2014



By Property Type

■ 10-2013 ■ 10-2014



All Properties

By Price Range

	10-2013	10-2014	Change
\$100,000 and Below	824	786	- 4.6%
\$100,001 to \$150,000	642	650	+ 1.2%
\$150,001 to \$200,000	513	563	+ 9.7%
\$200,001 to \$300,000	547	609	+ 11.3%
\$300,001 and Above	797	915	+ 14.8%
All Price Ranges	3,323	3,523	+ 6.0%

Single-Family Homes

	10-2013	10-2014	Change
2 Bedrooms or Less	739	691	- 6.5%
3 Bedrooms	581	574	- 1.2%
4 Bedrooms or More	468	519	+ 10.9%
	510	582	+ 14.1%
	775	892	+ 15.1%
All Single-Family Homes	3,073	3,258	+ 6.0%

Condos

	10-2013	10-2014	Change
Single-Family Homes	82	83	+ 1.2%
Condos	60	76	+ 26.7%
	42	41	- 2.4%
	36	26	- 27.8%
	21	22	+ 4.8%
All Condos	241	248	+ 2.9%

By Bedroom Count

	10-2013	10-2014	Change
2 Bedrooms or Less	539	555	+ 3.0%
3 Bedrooms	1,698	1,793	+ 5.6%
4 Bedrooms or More	1,086	1,175	+ 8.2%
All Bedroom Counts	3,323	3,523	+ 6.0%

	10-2013	10-2014	Change
2 Bedrooms or Less	404	397	- 1.7%
3 Bedrooms	1,618	1,707	+ 5.5%
4 Bedrooms or More	1,051	1,154	+ 9.8%
All Single-Family Homes	3,073	3,258	+ 6.0%

	10-2013	10-2014	Change
Single-Family Homes	132	145	+ 9.8%
Condos	78	83	+ 6.4%
	31	20	- 35.5%
All Condos	241	248	+ 2.9%

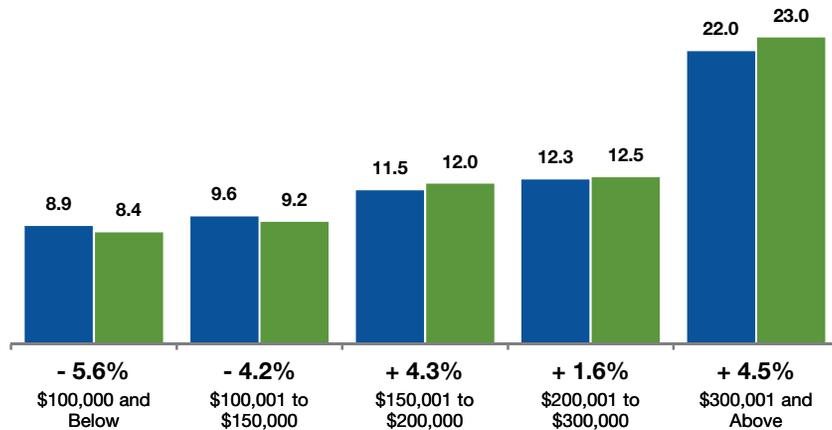
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



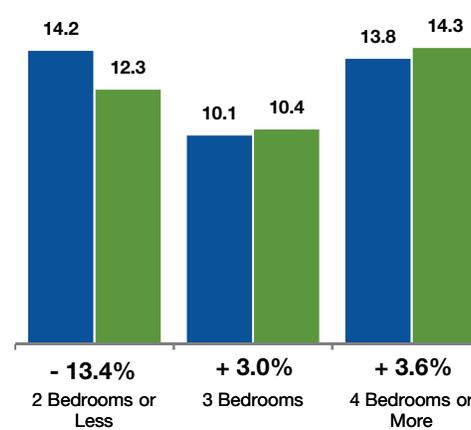
By Price Range

■ 10-2013 ■ 10-2014



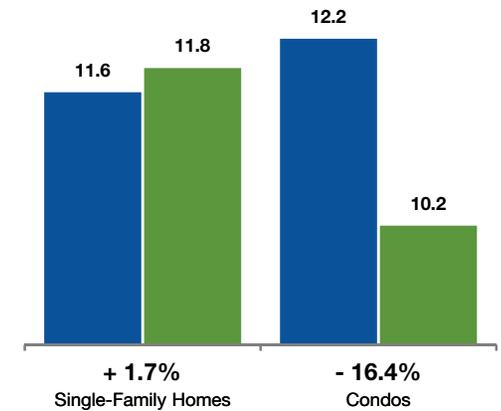
By Bedroom Count

■ 10-2013 ■ 10-2014



By Property Type

■ 10-2013 ■ 10-2014



All Properties

By Price Range

	10-2013	10-2014	Change
\$100,000 and Below	8.9	8.4	- 5.6%
\$100,001 to \$150,000	9.6	9.2	- 4.2%
\$150,001 to \$200,000	11.5	12.0	+ 4.3%
\$200,001 to \$300,000	12.3	12.5	+ 1.6%
\$300,001 and Above	22.0	23.0	+ 4.5%
All Price Ranges	11.7	11.7	0.0%

Single-Family Homes

	10-2013	10-2014	Change
\$100,000 and Below	8.9	8.4	- 5.6%
\$100,001 to \$150,000	9.3	8.9	- 4.3%
\$150,001 to \$200,000	11.1	12.0	+ 8.1%
\$200,001 to \$300,000	12.2	12.7	+ 4.1%
\$300,001 and Above	21.9	23.0	+ 5.0%
All Price Ranges	11.6	11.8	+ 1.7%

Condos

	10-2013	10-2014	Change
\$100,000 and Below	8.3	7.2	- 13.3%
\$100,001 to \$150,000	12.9	13.0	+ 0.8%
\$150,001 to \$200,000	20.2	12.3	- 39.1%
\$200,001 to \$300,000	14.9	8.4	- 43.6%
\$300,001 and Above	16.8	14.7	- 12.5%
All Price Ranges	12.2	10.2	- 16.4%

By Bedroom Count

	10-2013	10-2014	Change
2 Bedrooms or Less	14.2	12.3	- 13.4%
3 Bedrooms	10.1	10.4	+ 3.0%
4 Bedrooms or More	13.8	14.3	+ 3.6%
All Bedroom Counts	11.7	11.7	0.0%

	10-2013	10-2014	Change
2 Bedrooms or Less	14.3	12.3	- 14.0%
3 Bedrooms	10.0	10.3	+ 3.0%
4 Bedrooms or More	14.0	14.9	+ 6.4%
All Bedroom Counts	11.6	11.8	+ 1.7%